



 Jan Forster

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Saltwick Avenue | Great Park | Newcastle Upon Tyne | NE13 9AW

Price £500,000





- Envious Location
- Five Bedrooms
- Two Additional WC's
- Double Garage
- Viewing A Must
- Superb Family Home
- Three Bathrooms
- Front and Rear Gardens
- Freehold
- Call For More Information







This beautifully presented, five bedroom, detached home is set on the highly sought-after, pedestrianised Saltwick Avenue in Great Park. Offering exceptional space across three floors, this property is perfect for modern family living.

The exclusive Greenside development is made up entirely of detached executive properties with generous plots and is located within easy access to a wealth of local amenities including schools, shops, local superstore and Kingston Park retail park with further amenities easily accessed in Newcastle and Gosforth via the A1 motorway and nearby Metro station.

The ground floor welcomes you with a spacious hallway leading to a bright lounge and a formal dining room, with French door access to the rear - ideal for both everyday use and entertaining. A stunning, modern breakfasting kitchen fitted with contemporary units creates the heart of the home, complemented by a practical utility room and a convenient ground floor WC.

On the first floor, a beautifully appointed lounge with a Juliet balcony provides an elegant second living space, perfect for relaxing or hosting. The main bedroom is also located on this level and benefits from its own private en suite.

The second floor offers four further well-proportioned bedrooms, including one with an en suite, along with a stylish family bathroom - providing excellent flexibility for guests, children, or home working.

Externally, the home enjoys well-maintained front and rear gardens, offering attractive outdoor space for play, dining, or relaxation. A double garage provides excellent storage and secure parking.

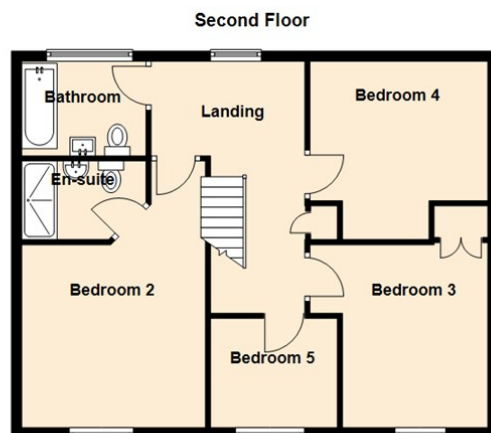
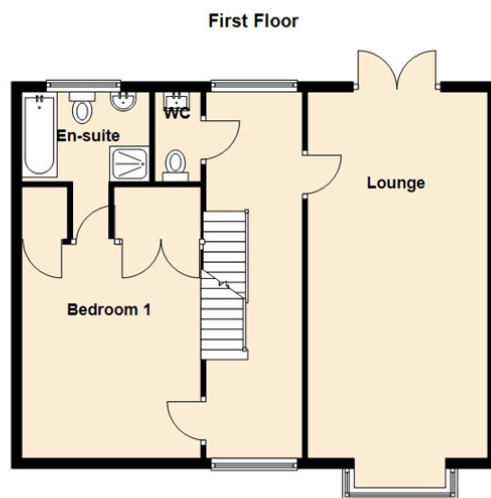
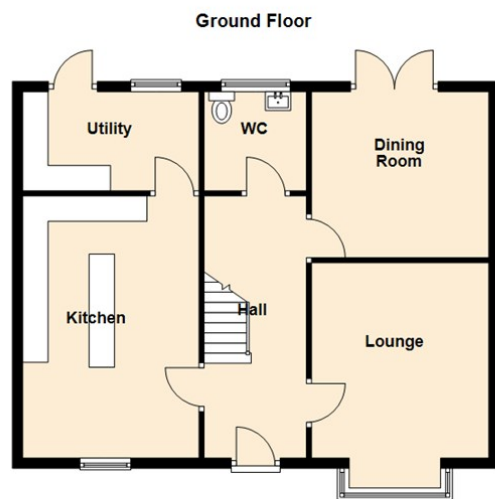
To book a viewing or for more information, please, call our Gosforth branch on 0191 236 2070.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: G





Kitchen 11'5" x 16'0" (3.48 x 4.88)

Utility Room 11'5" x 6'3" (3.49 x 1.93)

Lounge 11'5" x 12'7" (3.49 x 3.84)

Dining Room 11'5" x 9'9" (3.49 x 2.99)

Lounge 11'5" x 22'7" (3.50 x 6.90)

Bedroom One 11'6" x 13'10" (3.51 x 4.24)

Bedroom Two 16'4" x 11'9" (5.00 x 3.60)

Bedroom Three 11'9" x 10'9" (3.59 x 3.28)

Bedroom Four 11'8" x 11'9" (3.56 x 3.59)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070



[www.janforsterestates.com](http://www.janforsterestates.com)

